

# PARKING LOTS

## Site Plan Review

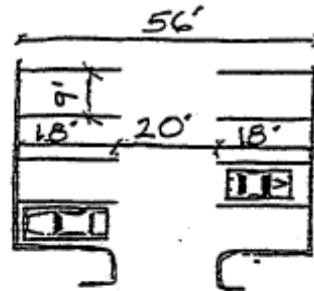
City of Saint Paul

### PARKING LOT DIMENSIONS

The minimum dimensions for these patterns are given below.

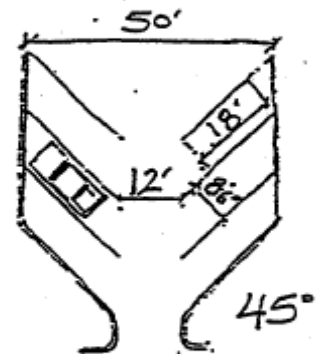
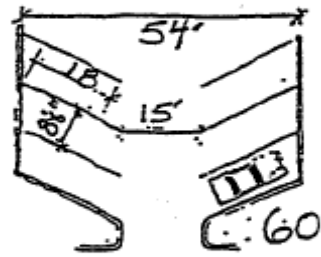
#### 90 Degree Parking

- Accommodates two-way traffic.
- Most efficient use of space (most parking spaces per square foot of parking lot).
- An aisle of 24 feet is preferable to the minimum 20 feet, if space permits.

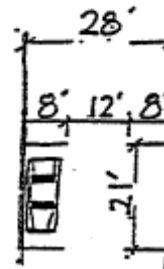


#### Angle Parking

- One-way traffic
- Can be used where the width of parking area is limited.
- Aisles should be 2-3 feet wider than minimum requirements where space permits.



#### Parallel parking



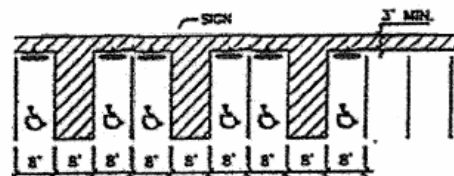
### COMPACT SPACES

Up to 50 percent of the spaces may be designated for compact cars only. The minimum dimension for compact spaces is 8' x 16'. Compact spaces must be designated by a sign.

### ACCESSIBLE SPACES

Handicapped accessible parking must comply with the standards of the Americans with Disabilities Act.

Total Parking Spaces	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2%
1001 and over	



20+1% over 1000

Accessible parking spaces must be 8' wide with an access aisle next to it. The access aisle must be 8' wide. Accessible spaces must be located as close to accessible building entrances as possible. All accessible parking spaces must be designated with signs displaying the international handicapped symbol.

# **PARKING LOT DESIGN**

**Paving** All off-street parking facilities must be paved with asphalt or concrete. Gravel or crushed rock is not permitted. The pavement must be striped to indicate parking spaces.

**Curbs** Curbs, wheel stops, berms or similar devices must be used to prevent vehicles from overhanging adjacent property or the public right-of-way. Wheel stops and bituminous curbs are permitted but concrete curbs are preferable.

**Drainage** Parking lots and other large paved area affect stormwater drainage. For further information on requirements for stormwater drainage refer to the "Stormwater Management" handout.

**Screening and landscaping** A visual screen is required for parking lots that are adjacent to a residential use or residentially zoned area.

## **PARKING REQUIREMENTS**

### **RESIDENTIAL**

Single-family in R-LL zones	2.0 spaces per unit
Other residential	1.5 spaces per unit
Housing for elderly	0.33 spaces per unit
Community residential facility	1 space per every 2 beds

### **RECREATIONAL**

Theater, auditorium	1 space per 4 seats and 1 space per 2 employees 1 space per 75 sq. ft. GFA
Dance hall, bingo hall, electronic game room, assembly hall without fixed seating	1 space per 75 sq. ft. GFA
Private club, lodge hall	1 space per 260 sq. ft. GFA
Sports or health spa or karate club	plus 1 space per employee
Swimming club	1 space per 400 sq. ft. GFA

### **INSTITUTIONAL**

Church, chapel, synagogue	1 space per 3 seats or 6 feet pews in the main unit of worship
Elementary or junior high school	1 space per teacher school or administrator
Senior high school	1 space per employee, teacher and staff member and 1 per 10 students
Trade or business school	1 space per every 2 employees and staff members and 1 per every full-time student or 3 part-time students
University, college or seminary	1 per every 2 employees and staff members and either 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater plus 1 for every 3 dormitory beds

### **MEDICAL**

Medical/dental office	1 space per 250 sq. ft. GFA
Hospital	1.8 spaces per bed
Veterinary clinic	1 space per 250 sq. ft. GFA
Nursing home	1 space per 3 beds and 1 space per each 2-day shift employees or full-time equivalent

### **OFFICE**

General offices	1 space per 350 sq. ft. GFA
Real estate, finance and insurance offices	1 space per 275 sq. ft. GFA

### **INDUSTRIAL**

Industrial, manufacturing	1 space per 650 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery
Warehousing, storage	1 space per 5,000 sq. ft. GFA
Wholesaling	1 space per 1,500 sq. ft. GFA
Research and development	1 space per 575 sq. ft. GFA

### **COMMERCIAL**

Apparel store	1 space per 225 sq. ft. GFA
Automobile convenience market	1 space per 225 sq. ft. GFA
Automobile sales new/used	1 space per 400 sq. ft. GFA of area for sales and office, plus 1 space per 2,000 sq. ft. of outdoor sales
Automobile repair shop, body shop, service, station, service specialty store	1 space per 275 sq. ft. GFA plus 1 space per each auto stall
Bank	1 space per 240 sq. ft. GFA plus 5 stacking spaces per lane for drive-in bank
Car wash	5 stacking spaces per washing lane, 2.5 spaces per stall for self-service and 1 space per 2 employees
Convenience market, supermarket	1 space per 250 sq. ft. GFA
Day care center	1 space per employee
Drug store	1 space per 250 sq. ft. GFA
Establishment with onsale intoxicating liquor and/or entertainment license	class A 1 space per 100 sq. ft. GFA and as required in section 62.103(f)(3)
	class B or C 1 space per 75 sq. ft. GFA and as required in section 62.103(f)(3)
Exhibition halls, showrooms, contractor's shops	1 space per 900 sq. ft. GFA
Finance, insurance, or real estate office	1 space per 275 sq. ft. GFA
Furniture/appliance store	1 space per 500 sq. ft. GFA
Hardware/paint store	1 space per 340 sq. ft. GFA
Laundromats	1 space per every 3 washing or cleaning machines
Lumber yard, building center	1 spaces per 275 sq. ft. GFA materials of indoor sales area plus 1 space per 5,000 sq. ft. of storage
Multi-use retail center	1 space per 280 sq. ft. GFA
Repair shop	1 space per 300 sq. ft. GFA
Restaurant (with or without beer and wine)	1 space per 125 sq. ft. GFA and as required in section 62.103(f)(3)
Restaurant, carry-out	1 space per 225 sq. ft. GFA
Restaurant, fast food	1 space per 110 sq. ft. GFA plus 6 stacking spaces for drive-through lane
Retail stores in general	1 space per 225 sq. ft. GFA
Self-service storage	1 space per 5,500 sq. ft. GFA

These requirements do not apply downtown in the B-4 and B-5 zoning districts.

"Space" means off-street parking space. On-street spaces are not counted toward meeting parking requirements. Businesses with different peak hours may be able to share required parking under certain conditions.

**For more information or to determine parking requirements for uses not listed here call 651-266-9008.**

**This form and other information about site plan review is available at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi).**